D R A F T

REGULAR MEETING OF THE COMMON COUNCIL
CITY OF EL MIRAGE
EL MIRAGE POLICE DEPARTMENT - BLUE HONOR ROOM
12401 W. Cinnabar Avenue, El Mirage, AZ 85335
6:00 PM — TUESDAY, OCTOBER 6, 2026

Minutes

1. ROLL CALL

Present: Mayor Alexis Hermosillo; Vice Mayor Jacquelyn Parsons; Councilmember Monica Dorcey; Councilmember Ryan Eldridge; Councilmember Scottie Gentry (online); Councilmember Donna Winston (online)

Absent: Councilmember Anita Norton (excused)

2. CALL TO ORDER - meeting called to order at 6:03 p.m.

Pledge of Allegiance

Moment of Silence

3. PROCLAMATION

1. Proclaiming October 2026 as Domestic Violence Awareness and Prevention Month. (Administration)

Mayor Hermosillo proclaimed October 2026 Domestic Violence Awareness and Prevention Month.

4. CALL TO THE PUBLIC

Citizens desiring to speak on any issue within the jurisdiction of the public body may do so at this time. Comments shall be limited to three (3) minutes per person and shall be addressed to the City Council as a whole. At the conclusion of the Call to the Public, individual City Council Members may (1) respond to criticism made by those who have spoken, (2) direct staff to review or follow up on the matter, and/or (3) direct that the matter be put on a future agenda.

Miguel Santiago Ramirez, a citizen, expressed concerns about Flock cameras and his opposition to Proposition 314.

Jason Chavez, a citizen, expressed concerns about Flock cameras and his opposition to Proposition 314.

Angelina Estrada, a resident, recognized October as Domestic Violence Awareness Month and stated that approximately 20 to 40 percent of law enforcement families experience domestic violence, and expressed concerns about Flock cameras.

Jim McPhetres, a resident, stated he is not in favor of the Save contract because he

believes it is a way for the city to pass a bond measure without voter approval.

Todd Balash, a resident, stated his opposition to approving the Municipal Advisory Services Agreement with Stifel, Nicolaus & Company, Incorporated. According to his research, this company is not in good standing with the Financial Regulatory Authority or the Better Business Bureau.

5. CONSENT AGENDA

All items listed under the Consent Agenda will be voted on with one motion. If discussion is desired regarding any Consent Agenda Item, that item will be removed from the Consent Agenda and voted on separately.

1. Consideration and action to approve the minutes of the Work Session and Regular City Council meeting held Tuesday, September 15, 2026. (City Clerk)

2. Consideration and action to approve the City of Phoenix Police Department to serve as fiscal and reporting agent and accept the El Mirage Police Department's FY2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Local Formula allocation in the amount of $10,911. (Administration)

3. Consideration and action to approve a Professional Services Contract with Engineering Alliance, Inc. for surveying and engineering design services for Thompson Ranch Road valley gutter and roadway improvements in an amount not to exceed $59,966. (Development Services)

4. Consideration and action to approve the purchase and installation of emergency equipment for five 2027 Ford Explorers from Arizona Emergency Products (AEP) under City of Chandler Contract PD5-055-4859 at a cost of $171,105.75. (Police)

Vice Mayor Parsons moved to approve Consent Agenda Items 5.1 through 5.4, seconded by Councilmember Winston.
Motion passed 5/1 (NAY - Councilmember Gentry)

6. REGULAR AGENDA

1. Public Hearing, closure of Public Hearing, followed by consideration and action on a request for a Conditional Use Permit (CUP) to allow a retail smoke/vape shop in the Urban Corridor zoning district at 11713 W. Thunderbird Road, El Mirage, Arizona 85335. (Development Services)

Mayor Hermosillo opened the public hearing at 6:29 p.m.

Jose Macias, Senior Planner, presented a conditional use permit for a retail vape and smoke shop located at 11713 W. Thunderbird Road. The building is 4,413 square feet, and the last known use was an HVAC company. The site is within the Thunderbird Road Core planning area of the 2020 El Mirage General Plan. The zoning is urban corridor, and the site is within the Thunderbird Road only district. It is an existing building and is not subject to the overlay regulations. There are no flood zone issues to be addressed. The official proposed use is a retail vape and smoke shop, which requires approval of a conditional use permit before the applicant may proceed with tenant improvements and open the business. Under the stipulations, the applicant must obtain permits for the tentative improvements, which include signage and interior upgrades. Staff will work with the applicant to address any concerns and bring the property up to code, including

parking, signage, trash enclosure, and interior improvements. The Technical Advisory Committee has reviewed the application and determined that the project is appropriate to move forward with public hearings. Staff has received no comments regarding this item.

Mustafa Shanaab, applicant, stated he has one location in operation and is looking to expand to the City of El Mirage.

Jay Powell, Pastor of God's House of Worship, stated he is concerned because the business would be open from 10:00 a.m. to 9:00 p.m. seven days a week, which could cause traffic problems for his congregation on Sundays.

Councilmember Winston asked Mr. Powell to clarify which hours of operation he was concerned about. Mr. Powell stated the hours on Sunday, starting at 10:00 a.m. The congregation meets at 9:00 a.m., and the concern is the parking availability.

Councilmember Dorcey asked if staff could provide more information on the parking requirement. Mr. Macias stated that, based on the square footage used for retail, it would require 8 parking spaces.

Mr. Shanaab stated he did not expect to have more than 5 to 10 customers per hour on Sundays, and those customers would be in and out of his business very quickly.

Mayor Hermosillo closed the public hearing at 6:45 p.m.

Councilmember Eldridge stated that he supports small businesses and the owner's passion to succeed. He cannot support this because El Mirage is 9.9 square miles, and there are 5 locations selling the same product.

Councilmember Dorcey stated that it is not within the council's purview to limit the number of businesses of the same type.

Vice Mayor Parsons moved to approve a Conditional Use Permit (CUP) to allow a retail smoke/vape shop in the Urban Corridor zoning district at 11713 W. Thunderbird Road, El Mirage, Arizona 85335, seconded by Councilmember Winston.
Motion passed 5/1 (NAY - Councilmember Gentry)

Mayor Hermosillo recessed the meeting at 6:52 p.m.
Mayor Hermosillo resumed the meeting at 6:55 p.m.

2. Public Hearing, closure of Public Hearing, followed by consideration and action on a request for a Conditional Use Permit (CUP) for the Sonoran Bloom public art mural on an existing building in the Commerce Park zoning district at 8376 N. El Mirage Road, El Mirage, Arizona 85335. (Development Services)

Mayor Hermosillo opened the public hearing at 6:51 p.m.

Jose Macias, Senior Planner, presented a request for a conditional use permit for public art. The proposed mural site is located on an existing building owned by the Arizona Cannabis Society at 8376 N. El Mirage Road. The property is approximately 1.6 acres and is situated within the Commerce Industry Park planning area of the 2020 El Mirage General Plan. The zoning for this area is Commerce Park and falls within the Noise Contour Zone of Luke Air Force Base and military airport territory. There are no flood items to be addressed. The current land use is a marijuana establishment, and the proposed use is for a public art mural. A conditional use permit is necessary for the mural to be installed. The images will be installed on the east and south walls and on the pillar in front of the building's entry wall. The Technical Advisory Committee has reviewed the application and determined that the project is appropriate for public hearings to proceed.

The applicant will be required to consent to the Technical Advisory Committee stipulations per the memorandum dated August 26, 2026. Luke Air Force Base reviewed the project and provided comments. No negative impact is anticipated; potential risks were identified, and those conditions have been incorporated. Staff received one inquiry about the project, with no additional comments for or against the proposed development.

Ms. Leah Stugan, applicant, stated she is the artist behind the design. The purpose of the mural is to educate the local community about Arizona's native flowers, beautify the surrounding areas, and serve as a potential landmark for the community.

Jim McPhetres, a resident, stated the artwork was beautiful.

Mayor Hermosillo closed the public hearing at 7:02 p.m.

Vice Mayor Parsons moved to approve a Conditional Use Permit (CUP) for the Sonoran Bloom public art mural on an existing building in the Commerce Park zoning district at 8376 N. El Mirage Road, El Mirage, Arizona 85335, seconded by Councilmember Winston.
Motion passed 6/0

3. Public Hearing, closure of Public Hearing, followed by consideration and action reference Arizona Department of Liquor License and Control, for a renewal license application # 09070602 for Walgreens located at 12244 W. Cactus Rd, El Mirage, AZ 85335 (Police).

Mayor Hermosillo opened the public hearing at 7:05 p.m.

Assistant Police Chief Tim Mason gave background on the application for a liquor license for Walgreens located at 12244 W. Cactus Road. He stated there was no recommendation from the Police Department.

Mayor Hermosillo closed the public hearing at 7:06 p.m.

Vice Mayor Parsons moved to approve the recommendation for a renewal license application # 09070602 for Walgreens located at 12244 W. Cactus Rd, El Mirage, AZ 85335, seconded by Councilmember Winston.
Motion passed 6/0

4. Consideration and action to approve a Municipal Advisory Services Agreement with Stifel, Nicolaus & Company, Incorporated, utilizing SAVE Contract RFP C-005-2223, through June 30, 2028. (Administration)

Robert Nilles, Deputy City Manager, stated that the addition of a financial advisor does not authorize the city to issue general obligation debt. This contract has been competitively bid by a third party, and other entities are authorized to use it.

Jack Lieber, Stifel, stated that a municipal bond advisor brings current data, specialized industry software, financial models, and recent transaction experience to municipalities. Many cities use a municipal advisory service, including Phoenix, Scottsdale, Tucson, Flagstaff, Chandler, Gilbert, Cave Creek, and Avondale. The municipal advisor is licensed through and regulated by the U.S. Securities and Exchange Commission, the Financial Industry Regulatory Authority, and the Municipal Securities Rulemaking Board. All bankers who will serve El Mirage have their Series 50 Municipal Advisor License. The advisor helps the city plan its debt, evaluate financing options, and choose the right time and method to access the market. The advisor has a fiduciary duty to the city, which means Stifel must act in the city's best interests and provide informed, diligent advice. The city retains all decision-making authority. The municipal advisor recommends, and the staff and council make the decisions.

Councilmember Eldridge moved to table the item to a future date to look into some of the disclosure events and the sanctions that were reported tonight, seconded by Councilmember Gentry.
Motion failed 2/4 (NAY - Mayor Hermosillo, Vice Mayor Parsons, Councilmember Dorcey, Councilmember Winston)

Vice Mayor Parsons moved to approve a Municipal Advisory Services Agreement with Stifel, Nicolaus & Company, Incorporated, utilizing SAVE Contract RFP C-005-2223, through June 30, 2028, seconded by Councilmember Winston.

Vice Mayor Parsons stated that she believes city employees did due diligence and does not feel that there will be any problems with this agreement.

Councilmember Dorcey stated the city will benefit from this kind of professional advice.

Councilmember Winston thanked Deputy City Manager Nilles for clarifying misinformation that was shared during the call to the public portion of the meeting. This is a fiduciary responsibility for a business that has been in operation for years, and other cities and towns use this business.

Mr. Lieber stated that Stifel has not had any material regulatory issues with the Phoenix Public Finance Office. The regulatory disclosures that were required to be made to the city are included in the financial advisor agreement. Employees in Stifel were using personal cell phones to conduct financial business, as were most of Wall Street, and everyone was hit with the same finding from the Securities and Exchange Commission, so the organization agreed to a settlement. To remedy that situation, employees now have two cellular phones.

Councilmember Gentry asked whether any current employees can do this job, whether the city wants to refinance its bonds, and whether any of the city's accounts have gone into collections. Mr. Nilles stated that current employees lack the necessary licenses to perform these functions. The city has no general obligation bonds planned in its current five-year forecast, and all general obligation bonds have been refunded. Mr. Nilles stated that he was unaware that the city's accounts had been sent to collections.

Motion passed 4/2 (NAY - Councilmember Gentry, Councilmember Eldridge)

7. CITY MANAGER'S COMMENTS & SUMMARY OF CURRENT EVENTS

The City Council may not act upon any matter in the City Manager's summary, but may have general comments or questions.

8. MAYOR'S COMMENTS and COUNCIL SUMMARY OF CURRENT EVENTS

The Mayor and City Council may not discuss or act upon any matter in the summary unless the specific matter is properly noticed for legal action.

Councilmember Dorcey stated she is very happy with the Music in the Park events.

Councilmember Eldridge stated there are 16 days left until the Anniversary Party, and it will be a lot of fun.

Councilmember Gentry stated she attended Dysart High School Homecoming event.

Councilmember Winston stated she has heard good things about the Music in the Park Events and is looking forward to the El Mirage Cares walk on October 17th.

9. EXECUTIVE SESSION

Consideration and action to convene into Executive Session pursuant to A.R.S. § 38-431.03(A)(3) and (A)(4) to receive legal advice from counsel and to discuss matters relating to the Mountain States Pipe & Supply metering system contract, including potential warranty claims, associated legal and contractual risks, available options, and related next steps, and to provide direction to staff consistent with that legal advice.

Mayor Hermosillo stated the Executive Session scheduled for this meeting has been postponed to the next scheduled meeting.

10. ADJOURNMENT - meeting adjourned at 7:35 p.m.

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Alexis A. Hermosillo, Mayor

ATTEST:

Jill A. Boltz, City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Regular El Mirage City Council Meeting held on Tuesday, October 6, 2026, and a quorum was present.

Jill A. Boltz, City Clerk